

151.0

0001

0006.A

Map

Block

Lot

1 of 1

Residential

CARD

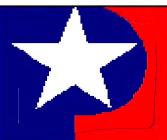
ARLINGTON

Total Card / Total Parcel

1,047,800 / 1,047,800

USE VALUE: 1,047,800 / 1,047,800

ASSESSED: 1,047,800 / 1,047,800


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		CEDAR AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	DICKSON ROSS &	
Owner 2:	BRAY KRISTIN	
Owner 3:		
Street 1:	15 CEDAR AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	HOWARD PETER M & ANN M -
Owner 2:	-
Street 1:	15 CEDAR AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,156 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Clapboard Exterior and 1910 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9156		Sq. Ft.	Site		0	80.	0.76	9									555,747						555,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9156.000	492,100		555,700	1,047,800		99823
							GIS Ref
							GIS Ref
							Insp Date
							01/20/18

PREVIOUS ASSESSMENT									Parcel ID	151.0-0001-0006.A	!11821!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	492,100	0	9,156.	555,700	1,047,800	1,047,800	Year End Roll	12/18/2019		
2019	101	FV	377,300	0	9,156.	521,000	898,300	898,300	Year End Roll	1/3/2019		
2018	101	FV	377,300	0	9,156.	430,700	808,000	808,000	Year End Roll	12/20/2017		
2017	101	FV	377,300	0	9,156.	396,000	773,300	773,300	Year End Roll	1/3/2017		
2016	101	FV	377,300	0	9,156.	361,200	738,500	738,500	Year End	1/4/2016		
2015	101	FV	362,600	0	9,156.	354,300	716,900	716,900	Year End Roll	12/11/2014		
2014	101	FV	256,400	0	9,156.	329,300	585,700	585,700	Year End Roll	12/16/2013		
2013	101	FV	256,400	0	9,156.	313,300	569,700	569,700		12/13/2012		

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOWARD PETER M	62132-576		6/28/2013		750,000	No	No		
	13004-648		6/29/1976		55,000	No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/20/2014	474	Solar Pa	6,000						1/20/2018	MEAS INT REF	HS	Hanne S											
4/17/2014	361	Re-Roof	4,500						6/16/2014	External Ins	PC	PHIL C											
									3/11/2009	Inspected	372	PATRIOT											
									1/9/2009	Measured	372	PATRIOT											
									12/7/1999	Mailer Sent													
									9/19/1999	Measured	263	PATRIOT											
									5/1/1989		PM	Peter M											

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	Colonial			Full Bath: 1	Rating: Very Good														
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good														
Prime Wall: 2 - Clapboard				A HBth:	Rating:														
Sec Wall: %				OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good														
Color: BLUE				A Kits:	Rating:														
View / Desir:				Fpl: 3	Rating: Very Good														
GENERAL INFORMATION				WSFlue: 1	Rating: Average														
Grade: C+ - Average (+)				CONDOS INFORMATION															
Year Blt: 1940	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G15	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL: STD	Phys Cond: VG - Very Good			4.6 %															
Prim Int Wall: 2	- Plaster																		
Sec Int Wall:																			
Partition: T	- Typical																		
Prim Floors: 3	- Hardwood																		
Sec Floors:				Total: 4.6 %															
Bsmnt Flr: 12	- Concrete																		
Subfloor:																			
Bsmnt Gar: 1																			
Electric: 3	- Typical																		
Insulation: 2	- Typical																		
Int vs Ext: S																			
Heat Fuel: 2	- Gas																		
Heat Type: 3	- Forced H/W																		
# Heat Sys: 1																			
% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO																		
% Com Wall	% Sprinkled:																		
MOBILE HOME				Make:				Model:				Serial #:				Year:			
SPEC FEATURES/YARD ITEMS												PARCEL ID				151.0-0001-0006.A			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
2	Frame Shed	D	Y	16X8		A	AV	1980		0.00	T	31.2	101						
More: N				Total Yard Items:				Total Special Features:				Total:							